TEXAS AVENUE CORRIDOR STUDY PROPERTY INVENTORY SURVEY FORM GROUP 3

| Property ID: | R49148 | |
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Property Information

| property address: | 107 E DODGE ST | |
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| legal description: | WINTER, BLOCK 4, LOT 7R | |
| owner name/address: | JETT, JAMES E TTEE | |
| | 5004 CONGRESSIONAL CT | |
| | COLLEGE STATION, TX 77845-8 | 951 |
| full business name: | Action of the Contract of the | |
| land use category: | 5 E-1623 | type of business: |
| current zoning: | Commence Com | occupancy status: |
| lot area (square feet): | | frontage along Texas Avenue (feet): |
| lot depth (feet): | | sq. footage of building: //> |
| property conforms to: | min. lot area standards | min. lot depth standards 6 min. lot width standards |
| | cify): <u>locel</u> | |
| building/site condition | | |
| buildings conform to 1 | ninimum building setbacks: | yes □ no (if no, specify) |
| approximate construct | ion date: accessible to the | public: □ yes ⊿ no |
| possible historic resou | rce: □ yes 🏋 no sidewa | alks along Texas Avenue: □ yes 🎽 no |
| other improvements: | yes no (specify) | |
| | | (pipe fences, decks, carports, swimming pools, etc.) |
| Freestanding Signs | | |
| □ yes □ no | | □ dilapidated □ abandoned □ in-use |
| €* | type/material of sign: | • |
| overall condition (spec | | |
| | | no (specify) |
| | | |
| Off-street Parking | | 2 |
| mproved: 🖈 yes 🗆 ne | parking spaces striped: | yes no # of available off-street spaces: |
| ot type: asphalt | □ concrete □ other | <u>v.C.</u> |
| | and the same of th | cient off-street parking for existing land use: yes no |
| | | |
| | ders: □ yes □ no: | landscaped islands: ☐ yes ☐ no |

| Curb Cuts on Texas-Avenue |
|--|
| how many: □ curb types: □ standard curbs □ curb ramps curb cut closure(s) suggested? □ yes □ no |
| if yes, which ones: |
| <u>/</u> |
| meet adjacent separation requirements: yes no meet opposite separation requirements: yes no |
| Landscaping |
| ☐ yes ☐ yeo ☐ (if none is present) is there room for landscaping on the property? ☐ yes ☐ no |
| comments: |
| |
| |
| Outside Storage |
| yes up (specify) (Type of merchandise/material/equipment stored) |
| |
| dumpsters present: yes dino are dumpsters enclosed: yes dino |
| |
| Miscellaneous Visit I and I a |
| is the property adjoined by a residential use or a residential zoning district? |
| yes no (circle one) residential use residential zoning district |
| is the property developable when required buffers are observed? |
| if not developable to current standards, what could help make this a developable property? |
| |
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| accessible to alley: yes Ano |
| |
| Other Comments: |
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